

DESIGN REVIEW COMMITTEE

DESIGN REVIEW COMMITTEE POWERS AND DUTIES:

The Design Review Committee consists of four (4) members: the Director of Community Development, the Building Official who shall serve ex officio, and a person qualified by reason of training or experience in architecture, land development, city planning, real estate, landscape architecture, or other relevant business or profession, or by reason of sound judgment, to judge the effects of a proposed development on the community, and a person with technical landscaping expertise, qualified by reason of training or experience, to sit on the Committee in an advisory role without the power to vote. If the membership of the Committee does not include an architect, the Committee shall by unanimous agreement invite an architect, who may or may not be a resident of the city, to serve in an advisory capacity.

The Design Review Committee shall perform site plan and architectural review pursuant to Eureka Municipal Code Section 155.180

(A) Site plan review. In order to preserve the natural beauty of the city's site, to prevent the indiscriminate clearing of property and the destruction of trees and shrubs, to prevent excessive grading of hillsides and creation of drainage hazards, to ensure that structures are properly related to their sites and to surrounding sites and structures and to traffic circulation in the vicinity, and that parking areas, walkways, and landscaping are arranged to accomplish the objectives of this chapter site plans for certain permitted uses and structures shall be subject to site plan review by the Design Review Committee. The ugly, the inharmonious, the monotonous, and the hazardous shall be barred, but originality in site planning shall not be suppressed.

(B) Architectural review. In order to prevent the erection of structures or signs that would be inharmonious with their surroundings or would have an adverse effect on the value of property or improvements in the vicinity, uses and structures and certain signs in the AR and PD Districts and conditional uses in all districts shall be subject to architectural review by the Design Review Committee. The ugly, the inharmonious, the monotonous, and the hazardous shall be barred, but originality in architecture, site planning, and landscape and graphic design shall not be suppressed. Review shall include exterior design, materials, textures, and colors but shall not consider elements of the design that do not affect exterior appearance. In reviewing proposals for development in AR Districts that have an established historical character, the Design Review Committee shall recommend disapproval of drawings for a structure or a sign that would be inharmonious with surrounding development, but the Committee shall not require that new structures duplicate an historic architectural style as a condition of approval.